

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		WACHUSETT AVE, ARLINGTON

## OWNERSHIP

Owner 1:	MACKINNON PIERRE D & KAREN E			
Owner 2:				
Owner 3:				
Street 1:	138 WACHUSETT AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	CHAVES AGNELO J/MARIA DEFATIMA -		
Owner 2:	TRS/CHAVES TRUST -		
Street 1:	138 WACHUSETT AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2674 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	7									483,002				G6	1.	483,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	483,002	SpL Credit	Total:	483,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

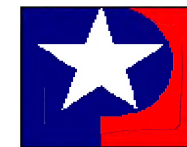
**ASSESSED:**

Total Card / Total Parcel

1,209,900 / 1,209,900

1,209,900 / 1,209,900

1,209,900 / 1,209,900



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	105371
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	Sales Review	PT	Paul T
11/4/2015	Permit Insp	PC	PHIL C
10/16/2008	Meas/Inspect	189	PATRIOT
11/25/2005	MLS	HC	Helen Chinal
5/23/2005	Inspected	BR	B Rossignol
2/28/2005	Fieldrev-Chg	BR	B Rossignol

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9000.000	726,900		483,000	1,209,900		266009
							GIS Ref
							GIS Ref
Total Card	0.207	726,900		483,000	1,209,900	Entered Lot Size	
Total Parcel	0.207	726,900		483,000	1,209,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		452.54	/Parcel: 452.54	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	726,900	0	9,000.	483,000	1,209,900		Year end	12/23/2021	PRINT		
2021	101	FV	707,300	0	9,000.	483,000	1,190,300		Year End Roll	12/10/2020		Date	Time
2020	101	FV	707,300	0	9,000.	483,000	1,190,300	1,190,300	Year End Roll	12/18/2019		12/30/21	19:49:00
2019	101	FV	543,100	0	9,000.	483,000	1,026,100	1,026,100	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	543,100	0	9,000.	407,100	950,200	950,200	Year End Roll	12/20/2017		Date	Time
2017	101	FV	543,100	0	9,000.	372,600	915,700	915,700	Year End Roll	1/3/2017			
2016	101	FV	543,100	0	9,000.	317,400	860,500	860,500	Year End	1/4/2016	08/24/16	07:49:30	
2015	101	FV	529,100	0	9,000.	276,000	805,100	805,100	Year End Roll	12/11/2014			

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

